

20 September 2017

Departing of Planning

RE: WILTON INTERIM LAND USE AND INFRASTRUCTURE IMPLEMENTATION PLAN

115 Condell Park Rd, Wilton

95 Condell Park Rd, Wilton

We refer to the Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation plan (The Plan).

We write to jointly express our views and suggested improvements in relation to the Plan, which would benefit the Wilton and Greater Macarthur community.

We also request a meeting with the Planning Manager to discuss The Plan and its impact on our properties.

PROPERTIES

The Plan, if implemented, impacts our respective properties situated at:

115 Condell Park Rd, Wilton (Owner: Highland Pastoral Holdings)

95 Condell Park Rd, Wilton (Owner: Australian Development Enterprises Pty Ltd)

The properties are situated within the prestigious Bingara Gorge neighbourhood, North of Picton Rd and East of the Hume Highway). 115 Condell Park Rd, Wilton is bounded by the proposed Maldon to Dombarton Rail line. Please refer to the **enclosed** plan noting the site location.

Combined, the properties comprise of approximately 60 acres of cleared and gently sloping land, which is prime for residential development given its proximity to newly constructed dwellings on Condell Park Rd and Berrima Rd

PROPOSED LAND USE

The Plan earmarks the properties for "Employment Land Use for further investigation".

We are of the view that the proposed use is inappropriate for the reasons that follow:

1. Employment land is incompatible and out of character with the surrounding and newly constructed residential dwellings on the northern side of Condell Park Rd and Berrima Rd within the prestigious Bingara Gorge Estate.
2. Employment land would have a negative impact on property values on Condell Park Rd and Berrima Rd due to potential noise, disturbance and loss of visual amenity associated with industrial or commercial Employment Land development directly opposite newly constructed existing residential dwellings.
3. The Bingara Gorge estate is not equipped to handle increased traffic flow and truck movements emanating from Employment Land operations, which poses a safety risk to young children and families within Bingara Gorge.

4. The Plan provides for an over-supply of Employment Land, with land in each quadrant earmarked for Employment Purposes. This would have a detrimental impact on local businesses, which the Department needs to carefully address. Refer to point 7 below.
5. Employment Land should be located in areas that do not impact existing residential dwellings. A suitable location for employment land within the Bingara Gorge Estate would be west of the proposed Maldon to Dombarton rail line or further west at Maldon where there is substantial scope for Employment Lands.
6. There is substantial demand and critical need for residential dwelling supply in the Greater Sydney region due to exorbitant house prices in close proximity to Sydney, which make it almost impossible for young families to afford to buy a house. Wilton (including the land situated at 95 and 115 Condell Park Rd, Wilton) is the perfect location for young families to build their dream home and raise their children in a growing community.
7. There is strong community demand for additional residential dwellings to be constructed without delay to support local business, as evidenced by the article in the Wollondilly Advertiser on 11 July 2017 where the owner, Mr Randell, of the local Spar in Bingara Gorge is quoted as saying:

“We had discussions with Wollondilly Council, state government departments and developers Lendlease about the potential growth of Bingara Gorge.

We made the decision based on future projected growth of the estate and now there have been numerous delays and issues.

The growth of the area has not reached the level we expected.

...

We need more dwellings here so people can move in and support us.”

8. The development of residential dwellings on the land situated at 95 and 115 Condell Park Rd, Wilton would support local businesses, who are members of the community. The land is shovel ready for residential development as:
 - a) it is cleared land that is level to gently sloping;
 - b) key utility service are available including pumped sewer, potable water, electricity, telecom and NBN;
 - c) Condell Park Rd has recently been upgraded to accommodate residential traffic, which could handle the development;
 - d) The site is not encumbered by long wall mining or other constraints such as flooding, heritage or bio-diversity.

TRANSPORT – PROPOSED BRIDGE OVER PICTON RD

The Plan proposes a bridge over Picton Rd from the proposed town centre, cutting through 115 Condell Park Rd, Wilton in order to provide access to Wilton South East (Walker Land). Please refer to the attached Transport Plan.

The proposed Transport Plan and bridge over Picton Rd has not been properly considered, lacks practicality and should be removed from the Transport plan for the following reasons:

1. It does not provide the community, municipality or greater region with best practice in planning or design.
2. The proposed bridge is out of character with the newly constructed dwellings on Condell Park Rd and, if constructed, would de-value those properties, result in loss of visual amenity and result in increased audio disturbance due to vehicular movements above ground level. Alternate transport infrastructure is outlined below:
3. RMS should widen Picton Rd to 4 lanes in each direction from 1.5km (as a minimum) west of the new town centre to 1.5km (as a minimum) east of the Bingara Gorge.
4. The upgrade of the new interchange (Hume Highway and Picton Rd) should include flyovers / underpasses to enable traffic to flow freely and safely over Picton Rd into and out of the North West Quadrant (proposed town Centre). An example that should be considered is the M7 interchange.
5. RMS should construct a dive and overpass at the intersection of Picton Rd and Pembroke Ave. This would enable the through flow of traffic on Picton Rd and vehicles to safely enter and exit Bingara Gorge (North East) and Walker Corp Land (South East). This would provide best practice in planning and design. Refer to the photo overleaf of the Norwest Blvd and Old Windsor Rd Dive and underpass.
6. The proposed bridge would divide prime land situated at 115 Condell Park Rd, which is suitable for residential development, as outlined above.

FORWARD

Once you have reviewed our submissions, we would be pleased to meet with the Planning Manager responsible for the Wilton project to discuss its impact on our properties.

The Owners
115 Condell Park Rd, Wilton
95 Condell Park Rd, Wilton

Norwest Blvd and Old Windsor RD – Dive and Underpass



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